



OBOA 1, 2 & 3 FAMILY CHECKLIST

Information required to be on drawings for 1, 2 and 3-family dwellings based on the OBOA One, Two and Three Family Dwelling Code:

- Room uses and dimensions, ceiling heights
- Building materials used in the construction of walls, floors, ceilings and roof framing
- Smoke detectors on each level and near bedrooms
- Stair details (riser, tread, headroom clearance)
- Railing heights
- Fireplace details, hearth dimensions
- Retaining wall details
- Manufacturer's truss specifications, complete with an Ohio engineer's seal
- Window sizes for emergency egress, light and ventilation
- 3' x 3' minimum landings at egress doors (1 riser maximum)
- Fire separation between the garage and dwelling, slope garage slab
- Beam, header and column sizes
- Deck details, including connections
- Footings 30" minimum below grade, soil bearing capacity
- Roof covering materials, #15 felt underlayment
- Wall bracing
- Ceiling, floor and wall insulation
- Attic access and ventilation
- Crawl space access and ventilation
- Location of mechanical appliances (furnace, water heater, flues)
- Outside combustion air for fireplace and furnace

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- Lumber specifications (Fb and E), design loads
- Safety glazing in shower doors
- Bathroom exhaust fan
- Architect's or engineer's stamp/seal/signature if drawings have been prepared by same